

**CALENDAR ITEM
C109**

A 56
S 40

12/18/15
PRC 6405.2
C. Hudson

REVISION OF RENT

LESSEE:

San Diego Gas and Electric Company
Land Services CP 12A
P O Box 129831
San Diego, CA 92112-9985

AREA, LAND TYPE, AND LOCATION:

4.55 acres, more or less, of State indemnity school land located in portions of Lots 7 and 18, Tract 58, Township 16 South, Range 9 East, SBM, near Ocotillo, Imperial County.

AUTHORIZED USE:

Continued use and maintenance of an existing 500 kilovolt (kV) overhead electrical transmission line and all appurtenant facilities thereto.

LEASE TERM:

49 years, beginning March 15, 1983.

CONSIDERATION:

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff conducted a review of the rent under this lease and recommends that rent be revised from \$113 per year to \$450 per year, effective March 15, 2016.

OTHER PERTINENT INFORMATION:

1. On April 28, 1983, the Commission authorized a General Lease – Right-of-Way Use to San Diego Gas and Electric Company to construct a 500 kV overhead electrical transmission line. On June 23, 2011, the Commission authorized an amendment of lease to reduce the lease premises from 15.719 acres to 4.55 acres; delete in its entirety the land description and replace it with a revised land description; and revise the annual rent from \$393 per year to \$113 per year. The lease will expire on March 14, 2032.

CALENDAR ITEM NO. **C109** (CONT'D)

2. Effective July 1, 2014, the Commission's regulations concerning minimum rent were amended (Cal. Code Regs., tit. 2, § 2003) to set the minimum annual rent for a General Lease – Right-of-Way Use at \$450.
3. Staff conducted the rent review called for in the lease and recommends that the rent be increased to the minimum annual rent of \$450 per year, effective March 15, 2016.
4. Approving the revision of rent is not a project as defined by the California Environmental Quality Act (CEQA) because it is an administrative action that will not result in direct or indirect physical changes in the environment.

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378, subdivision (b)(5).

EXHIBIT:

- A. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 6405.2 from \$113 per year to \$450 per year, effective March 15, 2016.

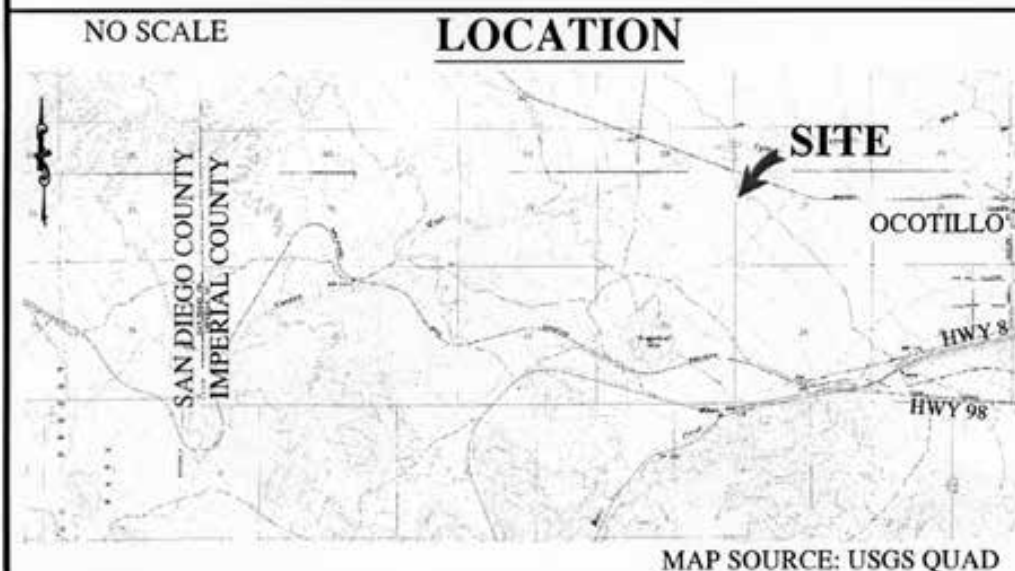
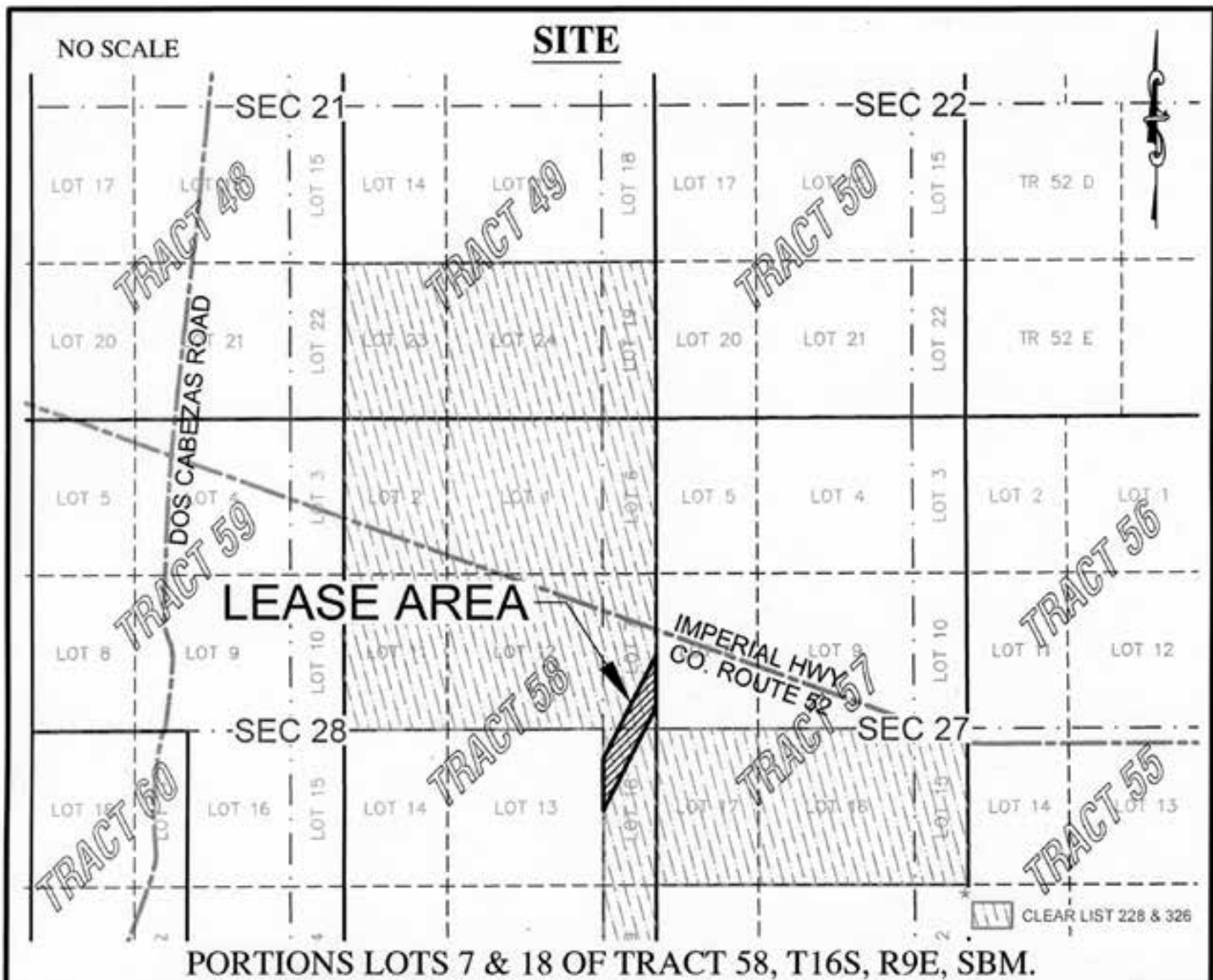


Exhibit A
 PRC 6405.2
 SAN DIEGO GAS & ELEC.
 APN 033-240-016
 GENERAL LEASE -
 RIGHT-OF-WAY USE
 IMPERIAL COUNTY



JAK 06/25/15

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.